



ZONING BOARD OF APPEALS MEETING
PLACE: HEARING ROOM 2, MARSHFIELD TOWN HALL
NOVEMBER 29, 2016, 7:00 p.m. - AGENDA

I. CALL TO ORDER / ROLL CALL

II. ANNOUNCEMENTS: Meeting is being recorded by MCTV (if applicable)

III. CLOSED HEARINGS/DECISIONS TO BE MADE:

- A. #16-55: Robert Carmody:** The Petitioner is seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to add extend the existing dormers on the front and back of the existing dwelling, and to add a 38' x 10' deck across the front of the home, which is located at 1329 Ferry Street, which is further identified on the Assessors' Maps as parcel I16-13-04 and is located in the R-3 zoning district.
- B. #16-51: Mark & Anne McHale:** The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to construct a 13' x 30' singles-story addition to the rear of the existing dwelling on the property located at 722 Ocean Street, which is identified on the Assessors' Maps as parcel L09-20-02 and is located in an R-3 zone.
- C. #16-57: Richard & Cathy Holbrook:** The Petitioner is seeking Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to add a rear shed dormer on the second story bedroom on the existing style cape-style roof on the property located at 26 Cove Street, which is further identified on the Assessors' Maps as parcel N05-02-05 and is located in an R-3 zoning district.
- D. #16-59: John Clancy / Michael Tobin, Trustee, Sixty Three Central Street Trust:** The Petitioner is seeking an Appeal of the Building Commissioner's decision in accordance with Article X, Section 10.09(6) that the third story's floor area is greater than what is permissible by-right. The petitioner argues that the deminimus approval granted by the Board in December 2015 that allowed him to knock-out the dormer and replace it with the full-size wall, granted an implied variance that allowed the third floor area to exceed the 2/3 area below, and also to be allowed to put a shower in the bathroom on the second floor on the property located at 63 Central Street, which is further identified as parcel N06-05-06, and is located in an R-3 zone.

Please note that the Board may act on agenda items in a different order than they appear on this agenda unless it is a duly noticed and advertised public hearing, which is scheduled for a specific time on the agenda; it shall begin on or after the scheduled time. Interested persons are advised that, in the event any general agenda matter taken up at this meeting remains unfinished at the close of the meeting, it may be put off to a continued session of this meeting or to a subsequent meeting without further notice by mail or publication. In the event a public hearing which has started remains unfinished at the close of the meeting, the Board may continue the matter to date and time certain with or without further notice by mail or publication.



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- E. #16-58: Charlene & Denis Green:** The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to raze the existing dwelling and build a 2-story residence 28' x 40' with a 28' x 14' front deck with a garage below, and a 20' x 14' rear deck on the property located at 19 Telephone Street, which is further described on the Assessors' Maps as parcel M04-05-04 and is located in an R-3 zoning district.

IV. CONTINUED HEARINGS:

- A. #16-50: Peter Armstrong, Matlin, LLC: REER REVIEW / COMMENTS FROM TOWN DEPARTMENTS:**

- V.** The Petitioner is seeking a Comprehensive Permit, in accordance with M.G.L. Chapter 40B, for the construction of nineteen (19) duplex buildings, two (2) single family homes and one (1) commercial/office building; this development will consist of twenty-eight (28) one-bedroom units, eight (8) two-bedroom units, and four (4) three-bedroom units, which will total 40 units in all, 10 of which will be considered affordable according to the Boston Metropolitan Statistical Area Index, as determined by HUD, on the property located Ferry Street Rear, which is identified on the Assessors' Maps as G12-29-02 and is located in an R-1 zoning district and the Water Resource Protection District. A copy of the application and the plans may be viewed at the Board of Appeals office in Town Hall.

VI. CONTINUED HEARINGS TO DATE CERTAIN (DECEMBER 6):

- A. #16-54: St. Mary & St. George Coptic Church:** The Petitioners are seeking a Special Permit in accordance with Article X, Section 10.12 of the Marshfield Zoning Bylaws to enlarge the existing building of the church with an approximately 34' x 54' addition and modify the façade to make one uniform-looking building with a domed steeple and other adornments in keeping with traditional Coptic churches on the property located at 255 Furnace Street and 490 Main street, which is further identified on the Assessors' Maps as parcel F10-05-04 and F10-05-05 and is located in an R-1 zone.
- B. #16-56: Sajjan Enterprises, LLC:** The Petitioner is seeking a Special Permit, in accordance with Article X, Section 10.10, as required by Section 5.04 of the Marshfield Zoning Bylaws, to operate a retail convenience store having less than 8,000 s.f. of retail

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floor area and a Site Plan modification per Section 12.02 and 12.08 due to the change of use on the property located at 915 Ocean Street, which is further described on the Assessors' Maps as parcel L10-08-10 and is in a B-3 zone.

- VII. ANY OTHER BUSINESS NOT ANTICIPATED BY CHAIRMAN 48 HOURS IN ADVANCE**
- VIII. APPROVAL OF ANY MINUTES**
- IX. ADJOURNMENT:** The next Meeting regarding this hearing will be Tuesday, December 13, 2016. The Board's next regularly scheduled meeting is December 6, 2016.

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